From: Boyd Hill <BHill@jacksontidus.law>
Sent time: 09/10/2018 03:24:57 PM
To: Galvez, Karla@Coastal <Karla.Galvez@coastal.ca.gov>
Cc: Rehm, Zach@Coastal <Zach.Rehm@coastal.ca.gov>; Sexton, Pat@Coastal <Pat.Sexton@coastal.ca.gov>; Hudson, Steve@Coastal <Steve.Hudson@coastal.ca.gov>; Posner, Chuck@Coastal <Chuck.Posner@coastal.ca.gov>; So Kim; Ara Mihranian; Elena Gerli <egerli@awattorneys.com>; Selim <Selim@sawayaeng.com>; Danny Aleshire <danny.aleshire@awattorneys.com>; Jill Martin <jmartin@trumpnational.com>; Ara Mihranian
Subject: RE: SC 7 Deed Restriction Amendment per CDPA 21

Karla:

As you may recall, in the telephone call we had on September 3, the Owner parties raised the concern that potential residential lot purchasers and title companies might misconstrue the deed restriction obligations to believe that successor residential lot owners would be financially obligated beyond their obligations to the pertinent homeowners association.

We believe that the following recital (or something similar) might help avoid such misunderstandings: “Any financial contribution obligations created by this Deed Restriction for an Owner successor purchasing a residential home lot from Owner will be addressed through assessments charged by the homeowner association to which the successor belongs.”

Boyd Hill
Attorney
bhill@jacksontidus.law
D: 949.851.7491

Jackson Tidus
A LAW CORPORATION

O: 949.752.8585
F: 949.752.0597
www.www.jacksontidus.law

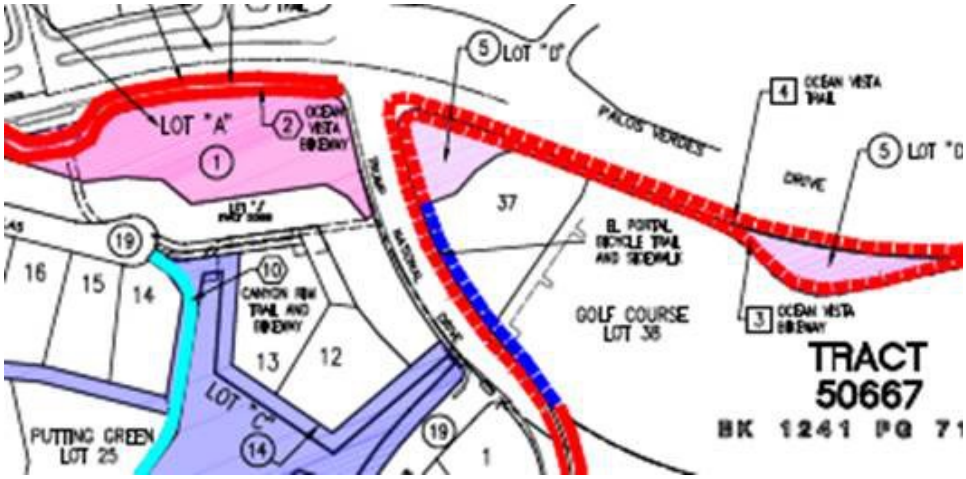
Jackson Tidus
2030 Main Street, 12th Floor
Irvine, CA 92614

From: Danny Aleshire [mailto:danny.aleshire@awattorneys.com]
Sent: Thursday, August 30, 2018 1:20 PM
To: 'Galvez, Karla@Coastal'; 'Jill Martin'; Mihranian, Ara@City of Ranchos Palos Verdes
Cc: Rehm, Zach@Coastal; Sexton, Pat@Coastal; Hudson, Steve@Coastal; Posner, Chuck@Coastal; So Kim; Mihranian, Ara@City of Ranchos Palos Verdes; Elena Gerli; Danny Aleshire; 'Selim'; Boyd Hill
Subject: RE: SC 7 Deed Restriction Amendment per CDPA 21

Hi Karla,

My minor revisions to the Restated Deed Restriction are attached as shown in the PDF redline. A clean copy is attached as well.

Note that Lot 37 isn’t actually a part of the Golf Course. See below for reference. This is really an issue for Jill to comment on though, so if she’s ok including it in this Deed Restriction, I don’t care one way or the other.



Best,

Danny

From: Galvez, Karla@Coastal [mailto:Karla.Galvez@coastal.ca.gov]
Sent: Wednesday, August 29, 2018 1:08 PM
To: Danny Aleshire; 'Jill Martin'; Mihranian, Ara@City of Ranchos Palos Verdes
Cc: Rehm, Zach@Coastal; Sexton, Pat@Coastal; Hudson, Steve@Coastal; Posner, Chuck@Coastal; So Kim; Mihranian, Ara@City of Ranchos Palos Verdes; Elena Gerli; 'Selim'; 'Boyd Hill'
Subject: RE: SC 7 Deed Restriction Amendment per CDPA 21

Hi everyone, attached are our comments to the draft SC 7 Deed Restriction (clean and redline). The attached is being provided prior to planning staff's opportunity to review and therefore is subject to any additional comments they may have. Thanks, Karla

---

From: Danny Aleshire [mailto:danny.aleshire@awattorneys.com]

Sent: Friday, August 24, 2018 7:06 PM
To: 'Jill Martin'; Galvez, Karla@Coastal; Mihranian, Ara@City of Ranchos Palos Verdes
Cc: Rehm, Zach@Coastal; Sexton, Pat@Coastal; Hudson, Steve@Coastal; Posner, Chuck@Coastal; So Kim; Mihranian, Ara@City of Ranchos Palos Verdes; Elena Gerli; 'Selim'; Danny Aleshire; 'Boyd Hill'
Subject: RE: SC 7 Deed Restriction Amendment per CDPA 21

All,

Please see attached for a revised draft of the Restated Deed Restriction which was only changed to correct Section H to reflect the fact that the golf course parcels are located on Lots 24-27 of Vesting Tentative Tract Map 50666 and Lots 38-39 of Vesting Tentative Tract Map 50667. Also attached is a map depicting the various lots located on the Tract Maps.

Best,

Danny Aleshire

From: Danny Aleshire
Sent: Thursday, August 23, 2018 6:32 PM
To: 'Jill Martin'; Galvez, Karla@Coastal; Mihranian, Ara@City of Ranchos Palos Verdes
Cc: Rehm, Zach@Coastal; Sexton, Pat@Coastal; Hudson, Steve@Coastal; Posner, Chuck@Coastal; So Kim; Ara Mihranian; Elena Gerli; Danny Aleshire; 'Selim'
Subject: RE: SC 7 Deed Restriction Amendment per CDPA 21

Hi All,

We would like to have this restated Deed Restriction ready for the Council's hearing on September 4, so we took the liberty to go ahead and prepare an initial draft of the document. Please see attached, which is based on the prior Amended and Restated Deed Restriction and contains the revisions shown in Condition 7 as noted by Karla.

Please let us know if you have any comments or questions and let us know if you expect to be able to review and send feedback by Monday in order to have this scheduled for the Council hearing on the 4th.

Thanks very much,

Danny Aleshire

From: Jill Martin [mailto:jmartin@trumpnational.com]
Sent: Thursday, August 23, 2018 10:52 AM
To: Galvez, Karla@Coastal; Danny Aleshire; Mihranian, Ara@City of Ranchos Palos Verdes
Cc: Rehm, Zach@Coastal; Sexton, Pat@Coastal; Hudson, Steve@Coastal; Posner, Chuck@Coastal
Subject: RE: SC 7 Deed Restriction Amendment per CDPA 21

Thanks Karla. Please go ahead with the Deed Restriction next week. We will wait for that draft.

Best,

Jill A. Martin
Vice President & Asst. Gen. Counsel
The Trump Organization
c/o Trump National Golf Club Los Angeles
One Trump National Dr.
Rancho Palos Verdes, CA 90275
Tel: 310-303-3225
Fax: 323-282-3629

From: Galvez, Karla@Coastal <Karla.Galvez@coastal.ca.gov>
Sent: Wednesday, August 22, 2018 2:04 PM
To: Jill Martin <jmartin@trumpnational.com>; Danny Aleshire (danny.aleshire@awattorneys.com) <danny.aleshire@awattorneys.com>; Mihranian, Ara@City of Ranchos Palos Verdes <aram@rpvca.gov>
Cc: Rehm, Zach@Coastal <Zach.Rehm@coastal.ca.gov>; Sexton, Pat@Coastal <Pat.Sexton@coastal.ca.gov>; Hudson, Steve@Coastal <Steve.Hudson@coastal.ca.gov>; Posner, Chuck@Coastal <Chuck.Posner@coastal.ca.gov>
Subject: SC 7 Deed Restriction Amendment per CDPA 21

Hi everyone,

I understand from Zach that the other items that were outstanding to complete condition compliance for CDPA 20 and CDPA 21 (e.g., Final Water Quality Management Plan for Tract 50666, Final Fence Plan for Tract 50666, and Final Landscape Plan for Lot D) may be completed soon so we may be in a position to issue CDPA 20 and CDPA 21. If that is the case, then we need to get the outstanding amendment of the Deed Restriction per Special Condition 7 done as well.

It should be a straightforward amendment in that it is just updating the previously recorded Deed Restriction and amendments with the updated condition 7 language. The last time this was amended was in 2000 per CDPA 15 so I ran a redline of the condition then against the updated version in CDPA 21 to see what changes need to be addressed in the new amendment. For your reference, the following are attached related to SC 7:

- The redline of the condition described above
- Deed Restriction recorded as 97-1999963 (1997)
- Amended and Restated Deed Restriction recorded as 00-1613036 (2000)
- Amendment to Documents recorded as 00-1649980 (see Item 1, Page 1) (2000)

This Deed Restriction covers both tracts 50666 and 50667 so all the owners would need to sign the amendment (including VH Property Corp., VHPS LLC, the City and possibly the HOA depending on the timing).

Please let me know if you want to move forward with this now and I can put a draft together and send it out next week, or if you all want to get the amendment done sooner, please feel free to prepare and circulate a draft amendment for review. Thanks.

Karla V. Galvez, Attorney
California Coastal Commission
45 Fremont St., Ste 2000
San Francisco, CA 94105
T: (415) 904-5220

CALIFORNIA COASTAL COMMISSION

Every Californian should conserve water. Find out how at:

Save Our Water

SaveOurWater.com · Drought.CA.gov

****

This message is intended only for the designated recipient(s). It may contain confidential or proprietary information and may be subject to the attorney-client privilege or other confidentiality protections. If you are not a designated recipient, you may not review, copy or distribute this message. If you receive this in error, please notify the sender by reply e-mail and delete this message.

****

Jackson Tidus is a recognized Partner in ABA-EPA's Law Office Climate Challenge

****